



9 Sea View Crescent, Scarborough, YO11 3JF
£209,950



- THREE BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS MASTER BEDROOM WITH EN-SUITE
- GENEROUS LAWNED GARDENS
- OFF-STREET PARKING FOR MULTIPLE CARS
- SET ON SCARBOROUGH'S HIGHLY SOUGHT AFTER SOUTH SIDE

CPH are delighted to be presenting to the market this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW with a DRIVEWAY (providing OFF-STREET PARKING for multiple cars) and a GENEROUS REAR GARDEN offering distant SEA VIEWS. The property is well located within the desirable SOUTH side of SCARBOROUGH, providing excellent access to Cayton Bay Beach and FANTASTIC COASTAL WALKS.

The accommodation comprises of an entrance hallway, a generous lounge/diner with stairs to the first floor, a fitted kitchen, an inner hall with doors to two bedrooms and a modern three-piece suite house bathroom. To the first floor of the property lies a landing, a spacious master bedroom with plenty of eaves storage and a modern en-suite shower room. External to the property lies a driveway providing off-street parking for multiple cars and to the rear of the property lies a generous tiered garden with lawn and a decking.

Being located in the popular South of Scarborough, the property offers good access to a range of amenities and attractions including local shops, public house, Cayton Bay beach and the Cleveland Way (ideal for walkers) plus the bungalow is also on a regular bus route to and from Scarborough Town Centre. 'In our opinion' we feel that the property would be of particular interest to an individual or couple looking at downsizing/retirement, the First Time Buyer or possibly as a holiday home/rental.

Viewing does come highly recommended for this property in order to fully appreciate the space, finish, location and views on offer from this property. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION:

Entrance Hall

4'7" x 3'11"

Lounge

17'8" x 12'9" max

Kitchen

10'2" x 8'2" max

Bedroom Two

11'9" x 10'9" max

Bedroom Three/Sitting Room

8'10" x 8'6"

Bathroom

5'10" x 5'10"

FIRST FLOOR

Master Bedroom

14'9" max x 12'1" max

En-suite to the Master

7'6" x 3'11"

Details Prepared

TLGVPF/200722



Interested? Get in touch:

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CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA: 859 sq. ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given.

